

**PARKLAND HOMES at ADDISON ESTATES  
HOMEOWNERS ASSOCIATION, INC.**

**BALANCE SHEET  
FOR THE PERIOD ENDING 12-31-16**

**ASSETS:**

CAPITAL BANK - CHECKING	353.58
CAPITAL BANK - MONEY MARKET	0.00
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TOTAL CASH AND CHECKING	353.58
DEPOSITS - UTILITY	0.00
PREPAID OPERATING EXPENSES	778.77
A/R - HOMEOWNER / LEGAL FEES	1,475.28
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TOTAL ASSETS	2,607.63
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**LIABILITIES AND RESERVES:**

A/P - ADVANCES / LOANS	1,300.00
A/P - ACCRUED EXPENSES	3,511.70
A/P - PREPAID CAM FEES	1,220.00
A/P - UNAPPLIED PAYMENTS	1,680.28
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TOTAL LIABILITIES	7,711.98
UNCOLLECTED CAM & LATE CHARGES	0.00
RETAINED EARNINGS	-2,285.68
RESERVE - WALL REPAIRS & PAINTING	2,280.00
RESERVE - HURRICANE EXPENSES	1,000.00
NET INCOME - CURRENT ACTIVITY	-6,098.67
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TOTAL RESERVES	-5,104.35
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TOTAL LIABILITIES AND RESERVES	2,607.63
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**PARKLAND HOMES at ADDISON ESTATES**  
**HOMEOWNERS ASSOCIATION, INC.**

**INCOME (OPERATIONS) STATEMENT**  
**FOR THE PERIOD ENDING 12-31-16**

	ACTUAL	BUDGET	VARIANCE
<b>INCOME:</b>			
CAM FEES - CURRENT YEAR	16,045.00	17,640.00	(1,595.00)
CAM FEES - PRIOR YEAR	355.00	290.00	65.00
LATE CHARGES / INTEREST	475.00	700.00	(225.00)
ESTOPPEL / OTHER FEE INCOME	500.00	900.00	(400.00)
INTEREST INCOME	0.00	0.00	0.00
MISC. INCOME	0.00	0.00	0.00
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TOTAL OPERATING INCOME	17,375.00	19,530.00	(2,155.00)
<b>EXPENSES:</b>			
R & M - GENERAL	1,208.12	200.00	1,008.12
LANDSCAPE MAINT - CONTRACT	9,396.00	9,396.00	0.00
LANDSCAPE MAINT - OTHER	0.00	0.00	0.00
LANDSCAPE MAINT - SPRINKLERS	680.00	600.00	80.00
FPL - TIMERS & LIGHTS	530.54	590.00	(59.46)
CITY WATER - SPRINKLERS	5,186.99	2,254.00	2,932.99
INSURANCE EXPENSE	1,709.00	1,710.00	(1.00)
FINANCIAL SERVICES	4,320.00	4,320.00	0.00
OFFICE SUPPLIES	82.82	50.00	32.82
POSTAGE EXPENSE	68.95	90.00	(21.05)
PRINTING / COPY EXPENSE	0.00	0.00	0.00
BANK CHARGES	74.00	24.00	50.00
CORPORATE ANNUAL REPORTS	61.25	63.00	(1.75)
TELEPHONE EXPENSE	0.00	0.00	0.00
ISP / WEB SITE EXPENSES	156.00	156.00	0.00
HURRICANE / STORM DAMAGES	0.00	0.00	0.00
LEGAL EXPENSE	0.00	0.00	0.00
MISC / OTHER EXPENSES	0.00	0.00	0.00
LOSS / CHARGE-OFF'S	0.00	0.00	0.00
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TOTAL OPERATING EXPENSES	23,473.67	19,453.00	4,020.67
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NET INCOME / LOSS	(6,098.67)	77.00	(6,175.67)

**PARKLAND HOMES at ADDISON ESTATES  
HOMEOWNERS ASSOCIATION, INC.**

**INCOME (RESERVES) STATEMENT  
FOR THE PERIOD ENDING 12-31-16**

	ACTUAL	BUDGET	VARIANCE
INCOME FROM OPERATIONS:	(6,098.67)	77.00	(6,175.67)
PROJECTS / IMPROVEMENTS:			
WELL AND PUMP	0.00	0.00	0.00
SPRINKLER ELECTRICAL TIMERS	0.00	0.00	0.00
WALL REPAIR / PAINTING / CLEANING	0.00	0.00	0.00
TREE & HEDGE REPLACEMENT	0.00	0.00	0.00
PLANT & MULCH REPLACEMENT	0.00	0.00	0.00
ADDITIONAL ENTRANCE LIGHTING	0.00	0.00	0.00
LEGAL NAME CHANGE	0.00	0.00	0.00
REVISION OF HOMEOWNER DOCUMENTS	0.00	0.00	0.00
OTHER IMPROVEMENTS	0.00	0.00	0.00
HURRICANE RESERVES	0.00	0.00	0.00
OTHER NON-OPERATING	0.00	0.00	0.00
TOTAL DISBURSEMENTS	----- 0.00	----- 0.00	----- 0.00
NET CHANGE TO RESERVES	----- (6,098.67)	----- 77.00	----- (6,175.67)

**PARKLAND HOMES at ADDISON ESTATES  
HOMEOWNERS ASSOCIATION, INC.**

COLLECTED LATE CHARGES / INTEREST  
FOR THE PERIOD ENDING 12-31-16

YEAR COLLECTED	NBR OF MONTHS	TOTAL AMOUNT	AVERAGE PER LOT	MONTHLY TOTAL	AVERAGE PER LOT
1997	12	471.38	9.62	39.28	0.80
1998	12	530.00	10.82	44.17	0.90
1999	12	710.00	14.49	59.17	1.21
2000	12	810.00	16.53	67.50	1.38
2001	12	580.00	11.84	48.33	0.99
2002	12	1,608.50	32.83	134.04	2.74
2003	12	450.00	9.18	37.50	0.77
2004	12	730.00	14.90	60.83	1.24
2005	12	120.00	2.45	10.00	0.20
2006	12	480.00	9.80	40.00	0.82
2007	12	135.00	2.76	11.25	0.23
2008	12	5,220.00	106.53	435.00	8.88
2009	12	1,260.00	25.71	105.00	2.14
2010	12	2,441.29	49.82	203.44	4.15
2011	12	2,864.21	58.45	238.68	4.87
2012	12	979.58	19.99	81.63	1.67
2013	12	1,090.84	22.26	90.90	1.86
2014	12	1,337.20	27.29	111.43	2.27
2015	12	705.00	14.39	58.75	1.20
2016	12	475.00	9.69	39.58	0.81
<b>TOTALS</b>		<b>22,998.00</b>	<b>469.35</b>	<b>1,916.48</b>	<b>39.13</b>

AVERAGE PER YEAR 1,150

PARKLAND HOMES AT ADDISON ESTATES HOMEOWNERS ASSOCIATION, INC.

FOR THE PERIOD: 1-01-16 TO 13-31-16

2016 OPERATIONS - ACTUAL

TOTAL LOTS = 49

	2016 JAN	2016 FEB	2016 MAR	2016 APR	2016 MAY	2016 JUNE	2016 JULY	2016 AUG	2016 SEPT	2016 OCT	2016 NOV	2016 DEC	2016 TOTAL	\$ Per Lot
COMMON AREA MAINT FEES:														
CAM FEES - CURRENT YEAR	3,435	270	180	4,075	180	90	3,895	180	90	3,175	385	90	16,045	327
CAM FEES - PRIOR PERIODS	115	35	205	0	0	0	0	0	0	0	0	0	355	7
LATE CHARGES/INTEREST	25	75	125	50	25	25	0	50	0	50	50	0	475	10
APPLICATION/ESTOPPEL FEES	150	0	200	0	0	0	0	150	0	0	0	0	500	10
SAVINGS INTEREST INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MISC INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL OPERATING INCOME	3,725	380	710	4,125	205	115	3,895	380	90	3,225	435	90	17,375	355

EXPENSES:

MAINTENANCE & REPAIRS	0	0	0	0	0	0	0	0	0	0	1,208	0	1,208	25
LANDSCAPE MAINT - CONTRACT	783	783	783	783	783	783	783	783	783	783	783	783	9,396	192
LANDSCAPE MAINT - OTHER / PLANTS	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LANDSCAPE MAINT - SPRINKLERS	50	50	57	50	50	82	50	50	50	57	50	84	680	14
ROAD - MAINTENANCE	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FPL - LIGHTING / TIMERS	55	44	47	46	44	40	38	43	38	39	48	48	530	11
WATER & SEWER	40	40	498	535	576	689	437	498	437	515	488	434	5,187	106
INSURANCE EXPENSE	0	0	0	1,709	0	0	0	0	0	0	0	0	1,709	35
FINANCIAL SERVICES	360	360	360	360	360	360	360	360	360	360	360	360	4,320	88
OFFICE SUPPLIES	0	0	0	0	0	83	0	0	0	0	0	0	83	2
POSTAGE	0	0	0	0	0	69	0	0	0	0	0	0	69	1
PRINTING & COPY EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BANK CHARGES	0	0	0	0	0	0	0	0	37	0	0	37	74	2
LICENSES, TAXES & ADMIN FEES	0	0	0	61	0	0	0	0	0	0	0	0	61	1
ISP / WEB SITE EXPENSES	13	13	13	13	13	13	13	13	13	13	13	13	156	3
HURRICANE / STORM DAMAGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OTHER / LEGAL / MISC EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL OPERATING EXP'S	1,301	1,290	1,758	3,557	1,825	2,119	1,680	1,747	1,718	1,767	2,951	1,760	23,474	479

NET OPERATING INC / LOSS	2,424	(910)	(1,048)	568	(1,620)	(2,004)	2,215	(1,367)	(1,628)	1,458	(2,516)	(1,670)	(6,099)	(124)
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PARKLAND HOMES AT ADDISON ESTATES HOMEOWNERS ASSOCIATION, INC.

FOR THE PERIOD: 1-01-16 TO 13-31-16

2016 RESERVES - CAPITAL IMPROVEMENTS - ACTUAL

	2016 JAN	2016 FEB	2016 MAR	2016 APR	2016 MAY	2016 JUNE	2016 JULY	2016 AUG	2016 SEPT	2016 OCT	2016 NOV	2016 DEC	2016 TOTAL	\$ Per Lot
NET OPERATING INC / LOSS	2,424	(910)	(1,048)	568	(1,620)	(2,004)	2,215	(1,367)	(1,628)	1,458	(2,516)	(1,670)	(6,099)	(124)

TOTAL LOTS = 49

PROJECTS / IMPROVEMENTS :

ADDITIONAL LIGHTING	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WALL REPAINTING / REPLACEMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TREE & HEDGE REPLACEMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLANTS & MULCH REPLACEMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SPRINKLER ELECTRICAL TIMERS	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REVISION OF HOMEOWNER DOC'S	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REVISION OF ASSOCIATION NAME	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OTHER IMPROVEMENTS	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OTHER	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HURRICANE RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCREASE TO RESERVES	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL PROJECT DISBURSEMENTS	0	0	0	0	0	0	0	0	0	0	0	0	0	0

ESTIMATED CASH FLOW	2,424	(910)	(1,048)	568	(1,620)	(2,004)	2,215	(1,367)	(1,628)	1,458	(2,516)	(1,670)	(6,099)	0
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